

PLANNING AND ZONING COMMISSION AGENDA

Room 206

Tuesday, April 22, 2014

8:00 P.M.

Darien Town Hall, 2 Renshaw Road

PUBLIC HEARING

Special Permit Application #22-O/Site Plan, Coastal Site Plan Review #27-D, Flood Damage Prevention Application #20-D, Tokeneke Club, Inc., 4 Tokeneke Beach Drive/Butler's Island Road. Proposal to expand the service drive; renovate substantial portions of the bathhouse; replace large lockers and changing areas with removable lockers; install HVAC equipment and a below ground propane tank; relocate electrical boxes, utilities, and pool heaters; and perform related site development activities with regulated areas. The subject property is located on the south side of Butler's Island Road at the southeast corner formed by its intersection with Tokeneke Beach Drive, and is shown on Assessor's Map #67 as Lot #83 in the R-1 Zone.

Special Permit Application #22-P/Site Plan, Coastal Site Plan Review #27-E, Flood Damage Prevention Application #20-E, Land Filling & Regrading Application #325, Tokeneke Club, Inc., 4 Tokeneke Beach Drive/Butler's Island Road. Proposal to raze the tennis house, administrative offices and portion of the old clubhouse; construct a new addition to the restaurant; install additional parking; install a pergola; install a new septic system; and install associated stormwater management; and perform related site development activities with regulated areas. The subject property is located on the south side of Butler's Island Road at the southeast corner formed by its intersection with Tokeneke Beach Drive, and is shown on Assessor's Map #67 as Lot #83 in the R-1 Zone.

Special Permit Application #276-A, PB Architects, LLC, 110 Boston Post Road. Proposing to establish an architect/home improvement contractor's office within a 600 square foot space in the existing building at 110 Boston Post Road. The subject property is located on the south side of Boston Post Road approximately 250 feet west of its intersection with West Norwalk Road, and is shown on Assessor's Map #32 as Lot #4, 5, and 6 in the SB-E Zone.

Coastal Site Plan Review #299, Flood Damage Prevention Application #29-B, Land Filling & Regrading Application #322, Benjamin & Heidi Sylvester, 15 Juniper Road. Proposing to demolish the existing residence and construct a new single-family residence and perform related site development activities within regulated areas. The subject property is located on the south side of Juniper Road approximately 1,025 feet east of its intersection with Nearwater Lane, and is shown on Assessor's Map #57 as Lot #14 in the R-1 Zone.

Land Filling & Regrading Application #323, DaCunha Builders, LLC, 8 Stanley Road. Proposing to perform site grading associated with the construction of a new single-family residence; and to perform related site development activities. The subject property is located on the east side of Stanley Road, at its north intersection with Devon Road, and is shown on Assessor's Map #24 as Lot #81 in the R-1/3 Zone.

(continuation of Public Hearing)

Land Filling & Regrading Application #324, 14 Wilson Ridge, LLC, 14 Wilson Ridge Road. Proposing to regrade the rear yard of the property, including excavation, filling, and construction of associated retaining walls; and to perform related site development activities. The subject property is located on the west side of Wilson Ridge Road approximately 50 feet north of its intersection with Wilson Ridge East, and is shown on Assessor's Map #46 as Lot #183 in the R-1/2 Zone.

GENERAL MEETING

Discussion, deliberation and possible decisions on the following:

Business Site Plan #80-C, Patriot Bank, 233 Boston Post Road. Proposing to raze the existing Darien Golf Building and construct a new bank with associated drive-up lanes and parking; and perform related site development activities. *DECISION DEADLINE: 5/1/2014, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Coastal Site Plan Review #174-B, Flood Damage Prevention Application #185-B, Land Filling & Regrading Application #85-B, Eric & Katherine Stein, 21-23 Cross Road. Proposal to demolish existing pool, terrace and driveway, modify a portion of the existing septic system to accommodate the proposed driveway and parking area, install new swimming pool, and terraces, and perform related site development activities within regulated areas.

Special Permit Application #78-B, Noroton Fire Department, 1873 Boston Post Road. Proposal to construct a one and one-half story detached garage/storage building, install landscaping, and perform related site development activities.

Land Filling & Regrading Application #321, 23 Arnold Street, LLC, 43 Arrowhead Way. Proposing to fill, regrade and excavate in association with the construction of a new single-family residence and driveway; and perform related site development activities.

Coastal Site Plan Review #109-B, Flood Damage Prevention Application #339, Ralph Reynolds, 104 Delafield Island Road. Proposing to install a timber pier, stepped fixed timber pier head, and a boat cradle and perform related site development activities within regulated areas.

Coastal Site Plan Review #298-A, Karen Bonner, 148 Goodwives River Road. Proposing to raze the existing residence and garage, and construct a new single-family residence and pool; and perform related site development activities within a regulated area.

Business Site Plan # 248, Kleban Day Street, LLC, 1015 Boston Post Road/Orlando Development, 13 Grove Street. Request for Temporary Certificate of Occupancy.

Approval of Minutes

April 1, 2014 Public Hearing/General Meeting

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.